

Town of Hampton



*Department of Resources and
Economic Development*



**Hampton Beach Area Commission
100 Winnacunnet Road
Hampton, New Hampshire 03842**

**Town Hall – Selectmen’s Meeting Room
Monthly Meeting –September 25, 2014
7:00 PM**

MINUTES

In Attendance:

John Nyhan, Chairman, Town of Hampton
Fran McMahon, Rockingham Planning Commission
Bob Preston, Hampton Chamber of Commerce
Bill Watson, Vice Chairman-NH Department of Transportation
Michael Housman, Operations Supervisor, DRED (Seacoast
Parks/Recreation)
Rich Reniere, Hampton Beach Village District
Chuck Rage, Hampton Beach Village District
Dean. Merrill, Citizen at Large

Excused: Rick Griffin, Hampton Representative

Absent: 0

Other: Jason Bachand, Town Planner
Anne Marchand, Secretary

Call to Order: The meeting was called to order at 7:00 p.m.

Introduction of Commissioners.

PUBLIC COMMENT – Related to Agenda Items.

Mr. Charlie Preston recommended and requested a feasibility study on all parking areas in town. He asked that free areas for scooters and bikes should be looked at and suggested awarding students spaces for academic and athletic achievement. He noted there are only a few places in town where kids can park for free. He also encouraged car pools and stacking parking lots. He stated that the corner of Ashworth and Brown Ave is vacant and perhaps that could be promoted as a bus stop and space for bikes and scooters.

Mr. Preston commented that parking is an issue throughout the whole Town and he hopes the Commission will address the parking issues which would also include motor vehicle and trailer storage.

Mr. Nyhan stated that under the New Business section of this Agenda are Master Plan Strategies. He noted that Mr. Preston is a faithful attendee who provides input during the Commission Public Comment Agenda item, he recommended that Mr. Preston make a recommendation to the HBAC of one or two major issues he would want the Commission to work on for the next nine months. This would be an opportunity for Mr. Preston to provide input.

Mr. Reniere questioned Mr. Preston’s suggestion for a remote parking area in town. Mr. Preston said the kids would car pool if they had a place to park.

Mr Watson said the Rockingham Planning Commission did a lot of work on a parking study and they came to the consensus that there is not a parking issues, but rather communication issues. The number of spaces is not a problem, it is knowing where people are willing to park to get to the beaches.

Mr. Rage commented that is not so much a parking availability issues, but is a parking convenience issue. He spoke of the Island Path Lot and noted there is a certain percentage of people who go for economy lot parking. A further problem is the State lot closing at 9:00 p.m. and people who work later could use the South Beach Lot. Further, employers could make it a part of their work agreement to have their staff park in a certain area. He also commented that the day tripper may go elsewhere if there are no prime parking locations available. Mr. Preston closed his comments by saying his interest is in public parking, not private.

APPOINTMENTS.

Mr. McMahan introduced and welcomed the new Town Planner, Jason Bachand. Mr. Bachand reviewed his background, indicating a broad range of experience. He said he is looking forward to working with the HBAC.

Mr. Nyhan said he is looks forward to working with Mr. Bachand and the Planning Board as this is a vehicle for a better understanding on components of the Hampton Beach Master Plan. He also noted that when talking about “Hampton” one is also talking about “Hampton Beach”. He also stated that Mr Bachand is welcomed and invited to attend the HBAC monthly meetings, and noted Mr. Bachand may be called on for help from time to time.

REVIEW AND APPROVAL OF MINUTES.

MOTION: It was moved by Mr. Watson to accept the Minutes of the May 22, 2014 Meeting as presented.

SECOND: Mr. McMahan

VOTE: 8 in favor, 1 excused (Griffin)

MOTION PASSED

MOTION: It was moved by Mr. Preston to accept the Minutes of the August 11, 2014 Special Meeting as presented.

SECOND: Mr. Rage

VOTE: 6 in favor, 2 abstain (Watson and McMahon), 1 excused (Griffin) MOTION PASSED

Mr. Nyhan spoke of the Right to Know presentation held in May and is grateful for the financial support of the Town of Hampton and Hampton Beach Village District.

CHAIRMAN'S REPORT:

1. Transportation Grant Updates

Mr. Nyhan stated that on September 17th, the NH Governors' Council approved the Transportation Grant and vendor selection. VHB was officially named as the vendor. William Rose, Project Manager, will be working with VHB. Some preliminary work has been done including traffic and pedestrian counting. The HBAC will have a full presentation by Mr. Rose at the October meeting.

Mr Watson reported that one must learn that bureaucracy works slowly and standard contracts can get held up. VHB accomplished some work this summer with the traffic data study. Mr. Rose worked with the traffic bureau of DOT and on call vendors who provided traffic data. Now that VHB is under contract, the data can be processed. Mr. Rose is working with Gordon Levy who was involved in the Seashell design. Plans for the next six months to a year will be outlined at the October meeting

2. Meeting Request – Sal Lupoli

Mr. Nyhan stated he has been trying to work out a meeting date with Mr. Lupoli. He has been in communication with the Lupoli office and has made a formal request for him to come to the October 23rd meeting to share his thoughts and plans regarding his properties at Hampton Beach. Mr. Nyhan noted that the HBAC could provide some conceptual input and he looks forward to having him attend a meeting and share a dialog with regard to his strategy and vision for Hampton Beach.

3. Summer Meeting with TEC Engineering update

Mr. Nyhan reported that he met with the first company opened on Hampton Beach as a year round business. He met with the Manager and discussion led to welcoming the organization to Hampton Beach but also discussion ensued as to what the Company could do for the HBAC. The Manager offered to come in at any time to give advice, recommendations, and technical assistance. Discussion was held on the feasibility of an intersection at Brown Ave. The Company said they could do a design of how the intersection would look and work. Mr Nyhan suggested having them attend a HBAC meeting and have a discussion on what they could do for the Commission on an in-kind basis.

4. Support letters – new development at 128 Ashworth Ave and N Street.

Mr. Nyhan stated that he, Mr. Rage, and Mr. Preston met with the two applicants seeking permission to build new developments on Hampton Beach. Mr. Rage, who is building at 128 Ashworth Avenue is looking at a new building with units on either side, which is the first major

project on Ashworth Ave since 1996. The ZBA took into account the neighbors on Auburn Avenue and Extension. There was some concern on the traffic issues in and out of Ashworth Avenue; however the new building will be set back for more green space and improve conditions for people leaving Auburn Avenue. The ZBA approved Mr. Rage's project for a Hotel.

With regard to N Street, Mr. Preston said the neighbors were in favor of the project once discussion had been held. The current cottages are in need of maintenance and this project will be a big improvement to the street. It will be similar to K Street with newer buildings and will provide better housing for tourists or year-rounders as well as increase the Town's tax base. He remarked that it is nice to see improvements in areas other than Ocean Boulevard. Three will be 16 units on 4 fifty foot lots with a height of 58 feet.

Mr. Rage stated that owners are also reinvesting in properties on I Street.

5. Meeting Calendar

Mr. Nyhan provided the Commission with the meeting schedule for this 2014-2015 session:

September 25, 2014

October 23, 2014

November 20, 2014

December 18, 2014 (if required)

January 22, 2015

February 26, 2015

March 26 2015

April 23, 2015

May 21, 2015

TREASURER'S REPORT:

Mr. Housman reported that the current balance is: \$18,777.75. He noted there were some expenses through the summer including a donation to Blue Ocean for \$500. There was also a payment to the Town of Hampton in the amount of \$488. for administrative services. He reported that he received a letter from Jen Kennedy, Blue Ocean, expressing her thanks for the donation from the HBAC. Mr Merrill reported that 15,000 people went through the facility this summer.

MOTION: It was moved by Mr. Watson to accept the Treasurer's Report as presented.

SECOND: Mr. Merrill

VOTE: 8 in favor, 1 excused

MOTION PASSED

DRED – Requested Updates (Houseman)

Mr. Housman reported that work has started once again on the North Beach Seawall. Construction started on September 11th and the plan is to go as late into the season as possible. They will return in the spring and early summer to complete the project. There has been discussion on pedestrian safety and safety markings. Also, he reported that free parking is being provided from now through June for metered spaces between 14th and 16th Streets. This free parking is for residents who have a Town of Hampton sticker.

With regard to WiFi along Hampton Beach, he stated that a House Bill authorized DRED to provide WiFi access on the beach and in the area. Agreements will be allowed for people to provide services. He questioned if there is a great need and he does not see this as a project the Parks would be responsible for. He also said there were no funding sources identified.

Discussion regarding WiFi at the beach was held among the Commissioners. There were many questions by the Commissioners including:

- Comcast and other providers control a lot of the business community on the beach, commercial or residential, and if people felt they could get free WiFi between the beach and Ocean Boulevard, would the businesses or rentals no longer use Comcast and others?
- Would the provider allow speed faster than WiFi?
- Would there be customer demand and would people use?
- Is this a trend on other beaches? Would this be a State or Town owned use?
- Where would it start and end?
- Is this just a marketing tool?
- Whose responsibility would it be to provide WiFi access?
- Would there be “hot spots” ?
- Would “hot spots” be on State property or on property outside on phone poles or roofs?
- Is there a demand?
- Is there a request for DRED or the HBAC to pay for WiFi?
- Is there a consensus and/or a position to support?
- Is DRED to the point of doing a cost analysis?

Comments included:

- Mr. Watson would not allow his children to take their iPods, etc onto the beach as there is a chance they would get destroyed;
- Mr. Rage is in favor of the proposal in that kids going into his business immediately go on WiFi;
- Mr. Preston said people would use WiFi to accommodate them during traffic issues and also would use to find accommodations/better accommodations/restaurants, etc.

It was agreed that more information is needed to support the facts and this matter will be **TABLED** until further information is provided. (See letter provided by Mr. Houseman from Representative Robert Cushing dated July 29, 2014)

OLD BUSINESS – There was no other old business.

NEW BUSINESS.

1. Master Plan strategies work plan for this session.

Mr Nyhan spoke to the six areas of consideration and said determination should be made as to which area should be focused. Further, the HBAC has major responsibilities over the next 9 months. He stated that the Transportation Grant should be a major focus in that a priority has to be making sure the Grant moves forward. There are other issues that impact the Grant even though they may not be in the actual Grant proposal.

Mr. Nyhan also spoke to the other five categories and questioned where time should be spent to cover the other aspects of the Master Plan. He noted that land use issues still need to be addressed. And, with regard to economics, progress is being shown at the beach. Ocean Boulevard still must be considered

with regard to infrastructure. With regard to environment, he questioned whether there is anything the HBAC a do in terms of flooding issues.

He recommended the focus should be on transportation and important issues regarding sidewalks. There needs to be cooperation between the State and Town, he said, for sidewalks, maintenance, and ADA issues.

Mr. McMahon stated that there is a solution that is not complicated and can be worked out. Mr. Watson noted this is a reasonable assumption.

The assignments, as of the September ranking, should be as follows:

- Reevaluation and Recommendations:
- Transportation
- Infrastructure
- Environmental
- Economics
- Land Use

Mr. Merrill, with regard to the environment, reported that FEMA has produced data; however, the process is not easy. The Town Manager and Selectmen have a certain amount of time to respond and the stop-gaps put in by the Federal government need study. FEMA is willing to talk and educate the public. Mr. Nyhan stated there is money in the budget to do side streets west of Ashworth, but some streets are still outstanding.

Mr. McMahon, speaking of the Hampton River Estuary and the rise of the sea level, reported that Mr. Diener (Conservation Commission) is using the resources of UNH. There is an informational workshop in Hampton Falls on October 8th and the HBAC can get further information through the Conservation Coordinator.

Mr Nyhan stated that with regard to economic review, those who are involved in development or re-development should become involved and brought to people's attention.

Further, there is a land issue near the bridge that should be looked at with regard to the Harbor. People from the area should be consulted regarding the land use in the Harbor area.

The Commissioners agreed and came to a consensus regarding the above rankings.

2. Upcoming Commissioner Appointments.

Mr. Nyhan reported that Commissioner appointments are coming up for review in October. They include Mr. Merrill, At Large; Mr. Rage, Hampton Beach Village District; Mr. Preston, Chamber of Commerce; and Mr. Griffin, Town of Hampton. The HBAC will make a decision on retaining Mr. Merrill and the other Commissioners are reappointed at the will of their organizations/Town. Mr. Nyhan will contact the appropriate organizations regarding the reappointments.

Mr. Merrill, on question of Mr Nyhan, stated he would be willing to serve another term on the HBAC.

MOTION: Mr. Preston moved to recommend the re-appointment of Mr. Merrill to the HBAC as At – Large Representative for the term November 1, 2014 to November 1, 2015.

SECOND: Mr. Rage

VOTE: 8 In Favor, 1 excused (Griffin)

MOTION PASSES

3. Remote employee parking – Summer 2015. The HBAC was asked if can look at remote employee parking for next summer. Employers have no problem telling their employees where they will park and, in some cases, this is a part of the work agreement. One business had 235 summer employees and 60 - 70% of them parked at the beach, taking a lot of car space. The HBAC was requested to investigate options for the summer of 2015, even if it is an interim solution.

4. Restricting Class 2 license vehicles to make deliveries no later than 10 a.m. every morning. Mr. Nyhan would like to find out how this restriction of deliveries can be dealt with if, in fact, it is the consensus of the business owners at the beach. Mr. Rage pointed out that this is a Town/State issue in that it involves trucking up to Ocean Boulevard.

It was suggested that, given this would be a Town decision, the Town Planner, Mr. Bachand , would be a logical place to start.

Mr. Preston stated that the problem with the 10:00 a.m. hour would be the beach/summer traffic at that time in the morning with people coming into the beach.

Mr. Nyhan stated that small and large business should be considered, and enforcement issues should be investigated. Most important, does the business community want this restriction.

Mr. Watson suggested finding a model. Mr. Bachand and Mr. Preston will investigate further.

OTHER NEW BUSINESS:

Mr. Watson stated that, once again, there is a lot of interest north of the main beach which includes ADA, crosswalks, sidewalks, painting of crosswalks and many detail items the HBAC should look at during the Transportation review. Communication is going in lots of ways from North Beach to Jack's to High Street. There is an issue with not putting in crosswalks where people feel they cannot cross safely without them.

ADJOURNMENT:

MOTION: It was moved by Mr. Rage, seconded by Mr. Watson to adjourn the meeting at 8:45 p.m.

VOTE: 8 in Favor , 1 excused

MOTION PASSES

The next meeting of the HBAC will be held on Thursday, October 23, 2014 at 7:00 p.m.

Respectfully submitted,
Anne Marchand, Secretary

